

PLANS AND PROGRESS

DEPARTMENT OF CITY PLANNING

CITY SCHEDULES \$692 MILLION IMPROVEMENT PROGRAM

CONSTRUCTION TRANSLATES PLANS INTO REALITY

Capital improvements programming is an important method of realizing the city's long-range planning goals.

The 1960-1964 City of Chicago program is the third five-year document submitted to Mayor Richard J. Daley by the Capital Improvements Program Committee. The department's capital improvements program division, acting as staff to the committee, prepares the programs.

Members of the committee which directed the 1960-1964 program are:

Chairman, Ira J. Bach, commissioner of city planning

George L. DeMent, commissioner of public works

William E. Downes Jr., commissioner of aviation

John G. Duba, Mayor's administrative officer

James W. Jardine, commissioner of water and sewers

Lloyd M. Johnson, commissioner of streets and sanitation

Joseph J. McDonough, acting comptroller

John E. McNulty, president, Board of Local Improvements

Alvin L. Weber, budget director

To prepare the program, the capital improvements division receives and compiles departmental requests for the scheduling of projects. The division then submits a preliminary program to all affected departments and agencies for review. At subsequent meetings of the committee, recommendations for modification of the preliminary program are considered.

This process provides for coordination of project location and scheduling. It facilitates adjustments to available funds within the city's resources, and it ensures that projects conform to long-range planning goals.

Local governments in addition to the City of Chicago construct many projects which serve Chicagoans. Revenues from city residents finance a large proportion of these improvements.

For these reasons, the Capital Improvements Program Committee has requested and received the assistance of these other agencies. This cooperation

has allowed the publication of their programs as a supplemental section of the city's report.

As a further step, Mayor Daley has invited five local governments to designate a representative to serve on an expanded Capital Improvements Program Committee. This expanded committee will assure continued progress in coordination of project construction and fiscal programming.

These agencies and the newly designated representatives are:

Chicago Park District, Daniel L. Flaherty, general superintendent

Chicago Transit Authority, Walter J. McCarter, general manager

Cook County Department of Highways, William J. Mortimer, superintendent

Metropolitan Sanitary District of Greater Chicago, Burton A. Scheidt, chief engineer

Board of Education, Benjamin C. Willis, general superintendent of schools



Halsted Street interchange, hub of Chicago's expressway system, looking east along Congress. The Capital Improvements Program schedules completion of the Northwest route (left) in 1960 and the South route (right) in 1962.

DEPARTMENT PREPARES OUTLINE OF 1960-64 CAPITAL PROJECTS

The Five-Year Capital Improvements Program, announced by Mayor Richard J. Daley on June 30, calls for new public facilities to serve all Chicago communities.

In the 1960-1964 program, \$691.9 million has been allocated for city projects. The Department of City Planning capital improvements program division prepared the document for the Capital Improvements Program Committee.

A total of \$605.2 million is scheduled for projects starting in 1960 and thereafter. Of this amount, one-third will be financed by general obligation bonds, which are retired by property taxes. The remaining two-thirds will come primarily from user or revenue funds.

A total of \$86.7 million is already under contract.

The Mayor announced the program at a special meeting of the Chicago Plan Commission. The total expenditure is lower than the \$751 million called for in the 1959-1963 program, released in October 1959.

Information on projects of urban renewal agencies and of other local government bodies is included in the program. Expenditures for these improvements, which will also serve Chicagoans, total \$1,223 million.

EXPRESSWAYS. The City of Chicago has allocated a total of \$129.8 million for expressways. City bonds, motor fuel tax funds and federal re-imbursements finance the program.

The city, Cook County and the State of Illinois are responsible for specific portions of each expressway. The entire Congress and Northwest routes are scheduled for completion in 1960. The entire South route is to be completed by 1962. Land acquisition for the Southwest expressway will begin in 1961.

Other city expressway projects include grade separations at Oak Street and at 57th Street on Lake Shore Drive and engineering design for the Franklin expressway and extension of Wacker Drive.

BRIDGES AND VIADUCTS. Modern facilities are programmed to replace 25 outmoded structures. A total of \$86.4 million has been allocated in the program.

New projects not yet under way include
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bridges over the Chicago River at Diversey, Archer and Kedzie; railroad grade separations at Western-Logan and 63rd-State; and the Ashland-Pershing through-lane overpass.

STREET IMPROVEMENTS. A total of \$37.9 million is scheduled for street improvements in Chicago. The program covers 163 miles of major thoroughfare improvements and projects for curb and gutter replacement and resurfacing of non-arterial streets.

STREET LIGHTING. The city's comprehensive lighting program will be completed by 1963. A total of \$49.4 million is scheduled for the next four years. By the end of 1960, all new residential lighting will be completely installed.

TRAFFIC CONTROL, SIGNALS. A total of \$7.7 million will provide new signals at 53 locations and rehabilitation of facilities at 240 intersections. An entirely new system will be installed in the Loop. **RAPID TRANSIT.** The city is cooperating with the Chicago Transit Authority in providing new and improved transit lines. Total city expenditures of \$14 million are scheduled.

Final portions of the Congress transit route will be completed in 1960. Other projects include preliminary stages for transit in the Northwest and South expressways.

AIRPORTS. New terminal facilities and other improvements at O'Hare Field will be completed by 1962. Of the total \$108.7 million allocation, \$98.3 million will be from authorized revenue bonds.

A total of \$14.2 million is scheduled for Midway Airport and Meigs Field improvements, including new terminal buildings at both.

RIVERS AND HARBORS. The \$6 million bond issue approved in 1959 will allow completion of two additional modern shipping berths at Navy Pier, bringing the total to four by 1962. City dock facilities along rivers and the lake front will also be improved.

PARKS AND RECREATION. During 1960, the city will complete 3 swimming pools and 19 playgrounds and playlots. They will then be transferred to the Chicago Park District for operation.

WATER WORKS. With completion of the Central District Filtration Plant in 1962, all Chicagoans will receive filtered water. Expansion of the existing South District plant is also under way, to meet growing needs. An additional \$19.6 million is programmed for pumping stations and tunnels and \$42.2 million for water mains.

SEWERS. Scheduled expenditures of \$79.5 million will provide increased sewer outlet capacity in 25 systems. Sewer contracts in nine systems will be completed in 1960.

PUBLIC BUILDINGS. The program includes 19 fire stations, 9 district police stations and 26 ward yard office facilities.

COUNCIL LEADERS DISCUSS SOCIAL RELATIONSHIPS

By Raymond Crisp, Zoning Division

"Human relationships" in urban areas was the theme of the Fifth National District Community Council Leaders' Conference, held at the Illinois Institute of Technology campus June 17-19.

More than 200 persons, representing neighborhood organizations, social agencies and planning offices in major United States and Canadian cities attended.

The conference, held biennially, was sponsored by the United Community Funds and Councils of America, Inc., with the cooperation of the Welfare Council of Metropolitan Chicago and the Association of Community Councils of Metropolitan Chicago.

At the beginning of the conference, delegates were given a first-hand view of several of Chicago's varied types of neighborhoods where local community council study and activity are currently under way.

Six buses toured the Hyde Park-Kenwood, Back of the Yards, Pilsen and Lincoln Park areas. During the trip, tour leaders discussed problems of relocation, public housing, middle-income housing, law enforcement and schools.

Workshop sessions cast light on urban problems of vital interest and concern to community council leaders. Discussions involved establishing effective cooperation with public and private agencies, developing leadership, organizing neighborhood improvement programs and encouraging citizen participation.

James C. Worthy, vice president in charge of public relations for Sears Roebuck and Co., spoke at the Saturday banquet. He noted that the number of persons "subjected to" urban living presently approaches two-thirds of the national population.

If current trends are projected, Worthy said, this figure will increase to 75 per cent within a generation and 90 per cent by the year 2,000.

"With these tremendous gains in the number of city dwellers will come increasing problems of social maladjustment to the urban environment," he stated.

"Unless new approaches can solve problems of blight and racial tension, American communities will be seriously weakened socially, economically, morally and culturally."

Buildings to be completed in 1960 include a fire station at 3401 N. Elston, the new 29th District Police Station at 927 N. Wood and two branch libraries at 61st and Kedzie and 6435-43 N. California. **PARKING FACILITIES.** The city's revenue-supported A-4 neighborhood parking facility program will be completed in 1961. An additional program will begin in 1960. The total five-year cost of the program will be \$8.1 million.

PLAN COMMISSION APPROVES IMPROVEMENTS PROGRAM

The Chicago Plan Commission approved the 1960-1964 Capital Improvements Program, announced by the Mayor at a special commission meeting, on June 30.

City department heads appeared at earlier meetings to explain their agencies' portions of the program. These discussions provided a basis for the commission's approval.

Chairman Clair M. Roddewig announced that the commission plans to request department heads to participate in a similar series of meetings before the next program.

JON PHILLIPS ASSISTS IN GRAPHIC SECTION

"Promoting Chicago as an international center of the arts" is the hobby of Jon Phillips, assistant director of the department's graphic section.

This hobby involves after-hours work with organizations which plan cultural facilities and activities.

"It's time to bring the arts back to the people in the neighborhood," Phillips says. "The musical, dramatic, dancing and visual arts programs within communities should have a downtown center where local groups could reach a city-wide audience."

"Facilities for festivals and exhibits in the Chicago Civic Center will help to serve this need."

During office hours, Phillips' major projects have included work on the Reference Atlas, base maps, publications, displays and models. He has assisted in preparing exhibits of the Central Area Plan scale model and graphic material.

After graduation from Streator, Illinois High School, Phillips joined the U.S. Navy during World War II. He later transferred to the Marine Corps and served at Okinawa.

At the close of the war, Phillips studied at the University of Illinois at Navy Pier, the Art Institute of Chicago and the Institute of Design at Illinois Institute of Technology.

In 1953, he began work with the Office of the Housing and Redevelopment Coordinator in Chicago. He joined the staff of the Chicago Plan Commission in 1955. Since the department's formation in 1957, he has served in the graphic section.

Phillips resides at 2203 N. Cleveland Ave., in the Mid-North area.



Jon Phillips

OLDER POPULATION FACES PROBLEMS, OPPORTUNITIES

City planners have grown accustomed to the fact that most of their efforts will benefit future generations. Our children and grandchildren will use the parks, schools, housing developments and transportation facilities which we project over the next 20 to 50 years.

Planning for the elderly is unique in that it represents planning for ourselves. Statistics on the number of persons 65 and over in 1980 become more meaningful when we realize just who will make up its proportion of the population.

In recent years, the problems of the older population have become vital issues for political leaders, social workers and public officials. City planners have necessarily become involved in questions of special requirements for housing and facilities.

The Illinois Commission on the Aging and Aged held hearings in Chicago during June to study problems of the elderly. A committee of Cook County planning, housing and social agency officials is now preparing recommendations for the White House Conference on Aging in January 1961.

Why has this been a growing concern? First, because there are so many more people in the 65 and over group, thanks to medical advances. Today, close to half a million live in the Chicago metropolitan area. Current projections predict more than 700,000 by 1965.

Second, this group of the population faces increasing problems in housing and social relationships. When an individual retires at 65, he still has the capacity for many more years of productive living. But

society all too often isolates him from opportunity.

The effects of this isolation are most obvious in economics. In Chicago, the 1956 median income of families with heads 65 or older was 20 per cent below the median of families with younger heads. As a result, older families paid a considerably higher proportion of their incomes for rent, according to the Chicago Supplement to the National Housing Inventory.

Other trends are affecting housing needs of the elderly. The average household size has been decreasing. Families live in smaller dwelling units, usually without adequate space to accommodate three generations.

A growing proportion of older people are finding themselves in an urban environment without the personalized concern of the smaller community. In 1900, two-thirds of the elderly persons in the United States lived in rural areas. Today, two-thirds live in cities.

The fact that all groups in society are becoming less socially isolated from one another has definite implications in housing. The mass media, transportation facilities and the urban environment have brought about understanding among ethnic and religious groups. As a result, many older persons prefer associating with others on the basis of common interests.

Public agencies have made definite progress in meeting the needs of the elderly population. The 1956 federal housing act contained special provisions for public and private dwellings. The Chicago Housing Authority opened 92 units for the

DEPARTMENT CONDUCTS TOUR FOR VISITORS' AGENCIES

Members of agencies which arrange programs for international visitors attended a day-long tour of recent developments in Chicago on June 22.

The department prepared and conducted the tour, in cooperation with the Mayor's Office. Agencies participating were the Institute of International Education and the Hospitality Center of Greater Chicago.

Providing a comprehensive picture of public works and private construction was the purpose of the tour.

Included on the itinerary were Navy Pier, the Central District Filtration Plant, Dunbar High School, urban renewal project areas, and new homes on the north, west and south sides. The group had a box luncheon in Lincoln Park.

elderly in the Lathrop Homes development in 1959. It plans nearly 200 more similar units.

The 1956 act offered mortgage insurance to non-profit organizations for construction of housing for older persons. As of December 1959, only 32 developments in the entire United States were programmed under these provisions.

We need a thorough evaluation of how the housing needs of this increasing group of our population can be met. What are their real requirements in design and location? How can private developers be encouraged to serve this market? These questions are under consideration by the special study groups now functioning in Chicago.

It is essential to realize that people over 65 are as diversified in their preferences as younger individuals. A retired person may even wish to live in an area of more activity than he did during his working years.

In the Development Plan for the Central Area of Chicago, the department proposed construction of 50,000 new near-down-town dwelling units. Many of these apartments could serve older families.

A large number of retired persons prefer remaining in their familiar neighborhoods. Moving to a warm, but distant, climate often means severing social ties just when they are most needed.

One objective of the city's urban renewal program is to assure adequate housing for life-long community residents. The Mayor's Commission on Senior Citizens is working with local agencies to expand services within the neighborhood.

Finally, we must recognize the great contributions which older persons make—in the arts and in social services. A wide selection of housing is directly related to the realization of individual potentialities.

Ira J. Bach

SELECTED POPULATION AND HOUSING STATISTICS, PERSONS 65 AND OVER

Number of Persons 65 and Older¹

	December 1957	% Increase, April 1, 1940-December 1, 1957	Projected % Increase, December 1, 1957-July 1, 1970
Continental United States	14,927,000	65	32
Illinois	913,000	62	32

Living Arrangements of Old Age Assistance Recipients, Early 1953¹

	Total Recipients	% in Own Home	% in Homes of Son or Daughter	% in Other Relative's Home	% in Non-Relative's Home	% in Hotel, Rooming or Boarding House	% in Institutions
49 States	2,570,637	67.1	15.7	4.9	3.9	3.7	4.7
Illinois	108,735	57.1	14.6	4.8	6.4	7.5	8.8

1956 Median Income of Primary Families and Primary Individuals, City of Chicago²

	All Primary Families	Head Under 65	Head 65 or Over
	\$5,590	\$5,696	\$4,528

Rent as % of 1956 Income (median %), City of Chicago²

	All renters (income less than \$10,000)	Head Under 65	Head 65 or Over
	20.7%	19.3%	23.2%

¹Source: *Housing for the Elderly, A Fact Book*, U.S. Housing and Home Finance Agency, Washington, D.C., June, 1959.

²Source: Chicago Supplement to National Housing Inventory, Summary of Bulletin No. 9, *Housing of Persons 65 Years of Age and Older: City of Chicago, 1957*.

DEPARTMENT OF CITY PLANNING

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CITY TO SUBMIT APPLICATION FOR 3-YEAR RENEWAL STUDY

An ordinance authorizing the Department of City Planning to prepare an application for a three-year survey of renewal needs in every Chicago community was passed by City Council on July 7.

The application will request \$1 million from the federal Housing and Home Finance Agency to prepare a Community Renewal Program. The 1959 housing act authorizes funds for this purpose. Forty other cities in the United States have submitted similar applications.

Under the application, the city would finance one-third of the total anticipated \$1,500,000 cost of the program. Contributions would be made by the department and by renewal agencies.

Long-range renewal objectives will be outlined in the program. It will rec-

ommend criteria for determining the kind of action required, whether total redevelopment, partial clearance, rehabilitation or conservation.

Areas of activity proposed in the application are:

—Identification and examination of the location, degree and nature of blight, deterioration and blighting factors.

—Review and analysis of changes which have resulted from Chicago's renewal program.

—Research into methods of evaluating renewal techniques.

—Determination of the extent of types of renewal action needed.

—Study of community participation in the renewal process.

—Estimates of costs, relocation require-

ments and available resources.

—Preparation of the long-range program.

A sub-committee of Mayor Richard J. Daley's Committee on Urban Renewal under the chairmanship of John G. Duba, Mayor's administrative officer, will determine policy for the program. The commissioner of city planning will be responsible for administration. He will supervise a specially appointed project director and staff.

Members of the policy-making subcommittee will be the commissioner of the Community Conservation Board, the executive directors of the Chicago Land Clearance Commission and the Chicago Housing Authority and the commissioner and deputy commissioner of the Department of City Planning.